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# COMMUNITY DEVELOPMENT

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October, 2003

Volume 3, Issue 2



*Embracing the Past, Exploring the Future*

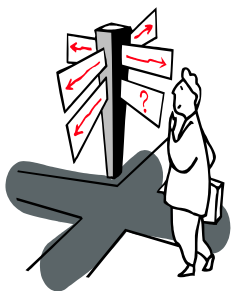
## Community Development Office Moves to New Location

This November, the City of College Station Community Development Office will move from its current location in the old Walton Clinic Building at 903 Texas Avenue, to the former Fire Administration Office at 1207 Texas Avenue. These offices are just south of the Municipal Building and across the street from the Texas A&M Golf Course. The Community Development Office has been in its current location since 1994. The Fire Administration staff has relocated to the new Municipal Court Complex on Krenak Tap Road, and the fire-fighters have been moved to Fire Station #1 on Holleman Drive. Plenty of parking is available in front and on the north side of the building.

This is the fourth move for the Community Development Division since its inception in 1975. It was originally located at the south end of the Municipal Building where the City Secretary's Office is now located. Afterwards, Community Development was moved to the small wooden building behind the Municipal Building parking lot. Then, in 1994, the office moved to its current location in the Walton Clinic Building.



We're moving on up.....



It's really not that bad!

*We're just 3 blocks down the street*

We are moving from  
903 Texas to 1207 Texas.

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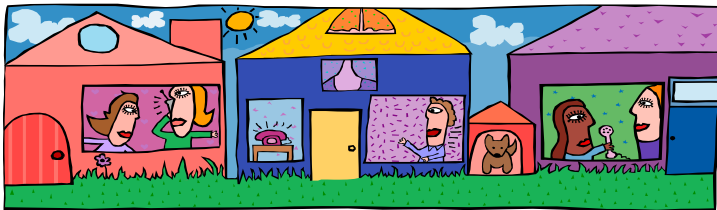
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## **NEW CONSTRUCTION**

Since the previous newsletter, construction has been completed on a new, affordable single-family home located at 111 Luther Street. The modest 3-2-2 brick home will be bid out by the City and sold to the highest bidder of local qualified low-income homebuyers. Although new construction activities will no longer be conducted by the Community Development Office, opportunities for low-income homebuyers to purchase new homes will be available through both for-profit and non-profit builders. Community Development will remain the contact office for newly constructed homes sold by its local CHDO to low-income individuals and families (see article on BVCAA, page 4).



## **2004 Fiscal Year Budget Approved**

On August 11th, the College Station City Council approved Community Development's Annual Action Plan and Budget for the upcoming fiscal year. Each year, the U.S. Department of Housing and Urban Development (HUD) notifies the City regarding the amount of federal grant funds that it will receive. Afterwards, staff schedules and holds numerous workshops and public hearings to provide information and receive input on the Action Plan and Budget. The Action Plan documents acts as the City's application to HUD and states what activities are to be funded and in what amounts. It also outlines the goals and objectives that will dictate the type programs and activities that are undertaken. This year's Action Plan and Budget includes funds for five local public service agency programs and five city-sponsored public service programs. Five other agencies are funded and monitored by the City of Bryan (see page 3). Additional funds are budgeted for a variety of affordable housing activities, to include: down-payment assistance; home-repair; and affordable housing construction. Finally, other activities and projects receiving grant funds include: code enforcement; program administration; demolition; Lincoln Center improvements; and other public facility improvements.

## **Down Payment Assistance**

The City of College Station has a homeownership program called the Down Payment Assistance Program (DAP). DAP was designed to assist prospective first-time homebuyers with the purchase of a residential property in College Station. The DAP loan amount is 10% of the sales price with a cap of \$7,500. DAP loans are deferred and forgiven after five years. For properties developed using City funds, additional subsidies are made available to assist with purchases. DAP assistance can be provided to qualified applicants in two methods: downpayment and/or closing cost assistance.

Eligible applicants must be first-time homebuyers, have a satisfactory credit history, must agree to occupy the prospective property as their principal residence for a period of five years, and must have a gross income of less than 80% of the Bryan-College Station area median income, as shown below.

2003 MEDIAN INCOME LIMITS	
Household	80%
1	\$29,300
2	\$33,450
3	\$37,650
4	\$41,850
5	\$45,200
6	\$48,550
7	\$51,900

The left column (Household) refers to the number of people in the home. The right column (80%) refers to the maximum income allowed per year by HUD guidelines.

All housing assistance programs information, including application forms for homeowners and contractors, may be viewed on-line at:  
**[www.ci.college-station.tx.us](http://www.ci.college-station.tx.us)** under Departments/Community Development.

## **Public Service Agency Funding with CDBG**

Federal regulations allow for up to 15% of the City's annual Community Development Block Grant to be allocated to fund local public services. The City of College Station City Council continues to support the allocation of the maximum allowable funds. The City of College Station and the City of Bryan work in a joint process to allocate these funds to our local agencies. The Joint Relief Funding Review Committee is made up of 3 Council appointed volunteers from each city. The 6 member committee is tasked with reviewing applications from eligible programs, making site visits to the agencies, ranking the applications and finally recommending funding allocations to each City Council.

The Joint Relief Funding Review process begins in February with a pre-application workshop where any agency in the community that is interested in applying for CDBG funds can attend and learn more about the process. Applications are received by City staff and reviewed for eligibility. The process then takes approximately 9 weeks with the committee meeting on a weekly basis in public meetings to discuss the applications and then ending with two public hearings where the agencies are ranked and the committee formally adopts the funding recommendations to be made to each City Council. The committee is asked to fund no more than twelve agencies each year but can choose to fund less or more depending on the applications.

Once adopted by each City Council, the recommendations are included in each City's Annual Action Plan, which is a report done to notify the Department of Housing and Urban Development (HUD) how the City proposes to spend its grant dollars in the coming year. After approval from HUD, the funds are made available to the agencies beginning October 1<sup>st</sup>. Funding is on an annual basis and the allocated funds must be used no later than September 30<sup>th</sup> of the fiscal year.

Funded agencies are required to report to each city on a quarterly basis to ensure that they are providing the services and serving the number of clients that they proposed in their application. The city staff monitors the reports and the agency's files to ensure the accuracy of information.

### **The following agencies were recommended for CDBG funding in 2003 – 2004:**

<b>Scotty's House</b>	<b>\$16,148</b>	Monitoring City – College Station
<b>Hospice Brazos Valley</b>	<b>\$30,000</b>	Monitoring City – Bryan
<b>Prenatal Clinic</b>	<b>\$33,000</b>	Monitoring City – College Station
<b>Brazos Food Bank</b>	<b>\$30,000</b>	Monitoring City – Bryan
<b>Voices For Children</b>	<b>\$23,948</b>	Monitoring City – College Station
<b>Rape Crisis Center</b>	<b>\$16,487</b>	Monitoring City – Bryan
<b>Health For All</b>	<b>\$32,000</b>	Monitoring City – College Station
<b>Twin City Mission-     Phoebe's Home</b>	<b>\$30,000</b>	Both City's will monitor
<b>Literacy Volunteers</b>	<b>\$26,913</b>	Monitoring City – Bryan
<b>MHMR – Medication</b>	<b>\$30,094</b>	Monitoring City – Bryan

**The City also funds interdepartmental public service programs. The following city programs were recommended for CDBG funding in 2003 – 2004:**

<b>Kids Klub in conjunction with CSISD</b>	<b>\$23,500</b>
<b>Teen Apprenticeship through the Human Resource Department</b>	<b>\$20,104</b>
<b>Injury Prevention Camp through the CS Fire Department</b>	<b>\$ 3,580</b>
<b>Lincoln Center Summer Activities</b>	<b>\$10,700</b>
<b>Building Better Futures at the Barbara Bush Parent Center</b>	<b>\$17,576</b>

## **B.V.C.A.A. Constructing 2 Arizona St. Homes**

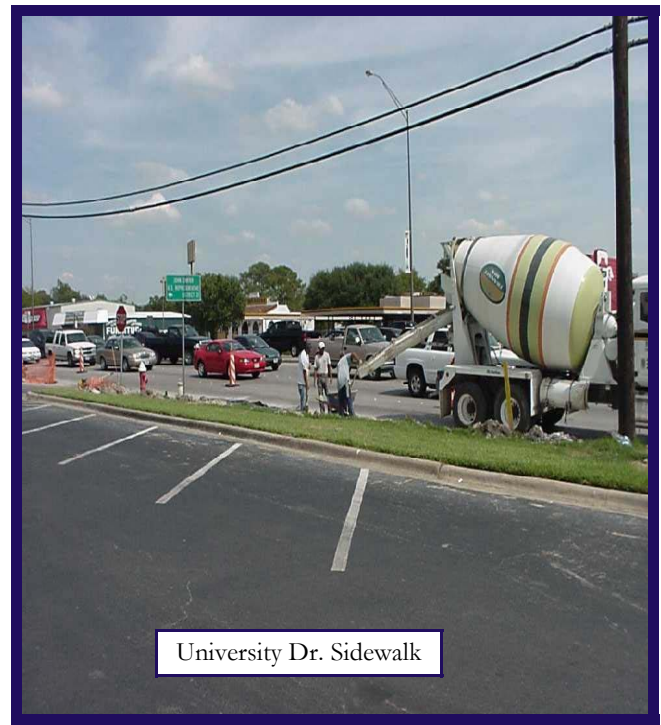
The Brazos Valley Community Action Agency's (BVCAA) Energy/Housing Division will soon complete construction of two new homes at 1203 and 1205 Arizona Street. The new homes will then be sold to low income families. BVCAA operates as a Community Housing Development Organization (CHDO) for the City. The City provided the lots, which were acquired with federal CDBG funds. The City's federal HOME grant is funding construction. Both homes will be all brick, with garages and patios.



## **Federal CDBG Grant Funds Public Facility Improvements**

Federal Community Development Block Grant (CDBG) funds are currently facilitating four projects in College Station:

- Contractor G. Creek is nearing completion of construction of a sidewalk along the north side of University Drive from Texas Avenue to Tar-row St.
- The construction contract for drainage improvements in the Southside neighborhood bounded by Guernsey, Welsh, Luther and Fair-view has been awarded to Brazos Valley Ser-vices. Construction is scheduled to begin in November.
- In Northgate, a contract has been awarded to Young Construction for the rehabilitation of First, Maple, and Louise streets. Construction is scheduled to begin in October.
- At the Lincoln Center, a 3,500 square foot building addition, covered pavilion, and park-ing expansion are being designed.



University Dr. Sidewalk



# Realize the American Dream

## First Time Home Buyers Workshop



Presented by the Brazos Valley Homebuyer Education Coalition

**WHEN:** Saturday, October 4, 2003  
8:30 a.m.—9:00 a.m. Registration and Networking  
9:00 a.m.—4:00 p.m. Workshop

**WHERE:** COLLEGE STATION CONFERENCE CENTER  
1300 George Bush Drive  
College Station, Texas

**WHAT:** Ready to Buy a Home?

- Getting a Mortgage Loan
- Shopping for a Home
- Budget and Credit
- Keeping your Home and Managing Your Finances

To register call:  
Brazos County Extension Office  
979/823-0129  
For Adults Only—No Child Care Provided

## Eric Barton Completes Required Continuing Education Course

Eric Barton, the CD Housing Program Coordinator, is also a licensed professional Master Plumber with the State of Texas. In order for a state licensed plumber to renew their license each year, it is a state requirement that they successfully complete a six-hour continuing education course prior to the license renewal date. The Texas State Board of Plumbing Examiners will not issue a new license to a plumber, until the continuing education course is completed and all required fees have been paid.

The continuing education course is designed to update plumbers on new state laws affecting the plumbing industry, ensures plumbing professionals are cognizant of health and safety issues in the field, and introduces any new technological changes or improvements in industry products or equipment. The course also provides an excellent opportunity for plumbing professionals to network and discuss important issues in the plumbing trade.

## Fair Housing

The City of College Station is committed to affirmatively furthering fair housing for all persons. Toward that end, the City maintains a Fair Housing Ordinance, Ordinance #1197. This ordinance closely follows the federal Fair Housing Act of 1968, and the Texas Fair Housing Act. These laws make it illegal to discriminate in the sale, leasing, or financing of housing based upon:

- |            |                   |
|------------|-------------------|
| * Race     | * National Origin |
| * Color    | * Familial Status |
| * Religion | * Handicap        |
| * Sex      |                   |

Exceptions are made for owners of less than three properties, owners who occupy the property and rent rooms (as long as no agent is used to procure the tenant or buyer), and dwelling units owned by religious organizations or private clubs. If you believe you have been discriminated against, complaints may be made to the City Attorney's office within 90 days of the occurrence. The Community Development office is currently in the process of updating the City's Fair Housing Plan for the upcoming Consolidated Plan period, and is soliciting citizens' input concerning fair housing choice in College Station. If you have input regarding fair housing in the City of College Station, please contact the Community Development office, or email Art Roach, Community Housing Revitalization Coordinator, at [aroach@cstx.gov](mailto:aroach@cstx.gov).

## EMERGENCY REPAIR ASSISTANCE

Emergency Repair Assistance is an extension of the Rehabilitation Program that addresses only imminent health and safety defects in a low-income homeowner's dwelling. One emergency repair project was completed since the last newsletter, consisting of assistance provided to an elderly homeowner for repair to a failed natural gas service yard line and a defective water heater. The address of the emergency repair project is listed below:

- 411 Holleman

## **REHABILITATION PROGRAM**

The Owner-Occupied Housing Rehabilitation Program is designed to renovate low-income homeowner residences, provided the structure is feasible to rehabilitate using federal grant funds. If the funding amount to rehabilitate the house falls at or below the maximum funding limit, the structure will undergo renovation to address code compliance and health / safety issues. Alterations of a non-code compliant nature may be addressed only when the code and health / safety issues have been satisfied. The homeowner must also agree to allow the City to place a five-year forgivable lien on their property to ensure the homeowner occupies their home for the entire lien period, maintains their property to City codes, keeps their home insured, and pays their annual property taxes.

There are currently two, of the three rehabilitation projects that were under contract in the previous newsletter, that have been completed. The third rehabilitation project is awaiting lead hazard abatement and clearance testing before the rehabilitation may commence. An additional rehabilitation project applicant is currently in the qualifying stages of housing assistance. The rehabilitation project addresses are listed below:

### **Completed Rehabilitation Projects:**

2813 Jennifer  
1106 Georgia

### **Rehabilitation Project Under Contract:**

3103 Normand

### **Pending Rehabilitation Project:**

1202 Haley Place



## **CONTRACTORS**

The Community Development Office would like to thank all of our local and non-local construction contractors for their service to our community by continuing to build decent, safe and affordable housing in our low-income neighborhoods. Through the efforts of our for-profit and non-profit builders, and the collaboration of public and private partnerships, low-income citizens are finding that the American Dream of homeownership is easier to obtain than ever before. Without the expertise of the men and women in the housing construction industry, affordable housing would be non-existent. Thanks to all those who participate in the local housing construction industry and may it continue to be an integral part of our local economy.

The Community Development Office continues to encourage local contractors to become state certified to perform lead-based paint remediation activities as risk assessors, inspectors, supervisors, workers or firms. In accordance with the United States Code of Federal Regulations - Title 24 Part 35, the City is required to perform, or have performed, certain lead-based paint / lead hazard testing, remediation, and clearance activities on housing rehabilitation projects constructed prior to 1978. Currently, the CD staff must request those services from non-local contractors, since there remains no capacity to perform these type activities from our local contractor pool.

## **Art Roach Selected for Leadership Brazos**

The Chamber of Commerce's Leadership Brazos (LB) Program selected Community Development's Art Roach as a member of the 2003-04 LB class. LB identifies and encourages community leaders and equips them to become more effective contributors to the community. This year's class includes 36 area residents who will attend one-day sessions each month focused on local community and leadership issues. The program runs from September through May. Other Community Development staff that have completed LB training include: Debbie Eller, Eric Barton, Gregg Lancaster and Randy Brumley.

Please visit our new website <http://www.ci.college-station.tx.us/cbook/commdev/>

Get information on all of our programs. Applications are available on-line for Downpayment Assistance and Rehabilitation.

## **OPTIONAL RELOCATION PROGRAM**

The Optional Relocation Program (ORP) is an owner-occupied housing assistance program designed to replace a low-income homeowner's house where the structure has deteriorated beyond a point of rehabilitation. The deteriorated structure is demolished and replaced with a new, modest sized, energy-efficient, low maintenance, single-family brick home using federal grant funds. The homeowner volunteers to temporarily move out of the dilapidated structure during the demolition and construction period, and relocate to the new structure once the construction is completed. The homeowner must also agree to allow the City to place a ten-year forgivable lien on their property to ensure the homeowner occupies their home for the entire lien period, maintains their property to City codes, keeps their home insured, and pays their annual property taxes.

Since the previous newsletter, two ORP projects have been bid out, approved by City Council and are awaiting the completion of contract documents in order to commence. Of the two ORP projects under contract, one project will assist a low-income family of three and the other a low-income family of six with their housing needs. Three additional ORP properties and the occupant families are currently in the qualifying stages of housing assistance. The ORP project addresses are listed below:

### **ORP Projects Under Contract:**

- 822 Nimitz
- 1216 Phoenix

### **Pending ORP Projects:**

- 410 Edwards
- 822 Avenue B
- 1119 Detroit

## **2003-2004 Annual Action Plan**

The 2003 – 2004 Community Development Annual Action plan was recently approved by the Department of Housing and Urban Development. The plan outlines how the City of College Station will allocate the 2003 – 2004 Community Development Block Grant in the amount of \$1,379,000 and the HOME Grant in the amount of \$759,716.

Funds have been allocated as follows:

Owner Occupied Rehabilitation:	\$156,434
Optional Relocation Program:	\$172,220
Acquisition:	\$177,353
Public Service Agency Funding:	\$206,850
Program Administration:	\$351,772
Code Enforcement:	\$68,774
Public Facility:	\$618,370
Homebuyer's Assistance:	\$210,000
Community Development Housing Organization:	\$113,957
New Construction:	\$25,000
CHDO Operating Expenses:	\$37,986

A full copy of the Action Plan can be viewed on-line at <http://www.ci.college-station.tx.us/cbook/commdev/> or copies are available in the Community Development office.

## **Debbie Eller voted "Chair-Elect" of the 2003-2004 LBAA Council**

Debbie Eller, of the Community Development Office, was recently voted "Chair-Elect" of the 2003-2004 LBAA Council. The Leadership Brazos Alumni Association is dedicated to building leaders in the local community, and this vote illustrates Debbie's recognition as a leader among her peers. ***Congratulations, Debbie!***

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**City of College Station  
Community Development  
903 Texas Ave S  
P.O. Box 9960  
College Station, TX 77842**

**Phone: 979-764-3778  
Fax: 979-764-3785**

**Email: [srice@cstx.gov](mailto:srice@cstx.gov)**

**We're on the Web!  
[www.ci.college-station.tx.us](http://www.ci.college-station.tx.us)**

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**The City of College Station** is celebrating their **65th** anniversary through the following events scheduled this month:

**Wednesday, October 15th**—Former Mayor Gary Halter will speak about the formation of the City of College Station. Starts at 11:30 AM at the CS Conference Center.

**Saturday, October 18th**—65 trees will be planted in parks and other public areas in cooperation with the annual “Aggie Re-plant” effort.

**Sunday, October 19th**—2 PM— Community Celebration at Wolf Pen Creek Amphitheater—this will include a concert, large birthday cake, party favors and group interaction. Booths from the various city departments will be set up on the amphitheater grounds.



***Embracing the Past, Exploring the Future***

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